BEFORE THE HEARINGS PANEL FOR THE OUR SPACE 2018-2048:	PATTERN UPDATE	SETTLEMENT
STATEMENT OF EVIDENCE OF DEAN MICHAE	L CHRYSTAL	
ON BEHALF OF THE COCKBURN FAMILY TRUST (SU	BMISSION NO 53)	
DATED: 14 FEBRUARY 2019		

#### Introduction

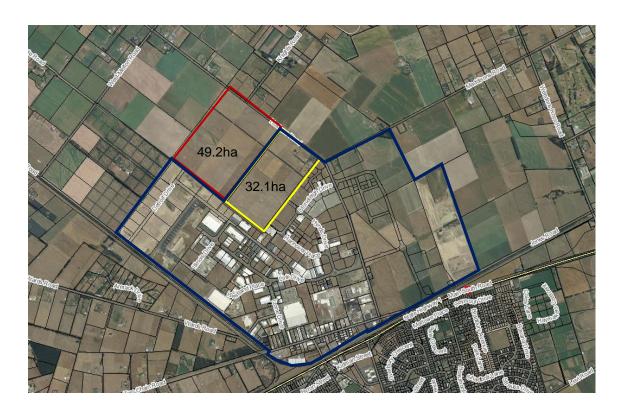
- 1 My name is Dean Michael Chrystal. I am a Director with Planz Consultants Limited, a planning consultancy based in Christchurch.
- I have been asked by the Cockburn Family Trust to provide evidence in support of their submission on the Our Space 2018-2048: Greater Christchurch Settlement Pattern Update seeking inclusion of land inside the Urban Limits Boundary for Business (Industrial) purposes.
- 3 In preparing my evidence I have reviewed:
  - Our Space 2018-2048: Greater Christchurch Settlement Pattern Update (the Update)
  - Report 5 Business Development Capacity Assessment
  - Business Development Capacity Assessment Appendix 12: Feasibility Assessments; and
  - The Officer Report

## **Qualifications and Experience**

- I hold a Bachelor of Regional Planning degree and am an accredited Commissioner. I have been employed in the practice of Planning and Resource Management for over 30 years, both in New Zealand and the United Kingdom. I am a full member of the New Zealand Planning Institute and hold the Institutes Distinguished Service Award.
- My experience includes the policy and rule development associated with commercial provisions, including Industrial, for both Councils and private clients such as Fonterra.
- While this is a hearing under the Local Government Act, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note (updated 1 December 2014) and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

## Introduction

The Cockburn Family Trust (the Trust) owns two rural blocks of land inside the Projected Infrastructure Boundary (PIB) in the Canterbury Regional Policy Statement (CRPS) on the north side of State Highway 1 at Rolleston. Both blocks are bounded to the south and west by the I-Zone Southern Business Park (I-Zone). The two blocks and the present wider industrially zoned area are shown below:



- The first block at 151 Hoskyns Road (Lot 2, DP 501038, being 32.1ha) is identified in the CRPS Appendix 1, as a Greenfield Priority Business and has been zoned B2A under the Selwyn District Plan and is part of Outline Development Plan 22. This block contains two dwelling houses, implement sheds, woolshed and sheep yards and is presently for sale and under contract.
- The second adjoining block at 171 Hoskyns Road (Lot 1, DP 501038, being 49.2ha) is also identified as being inside the PIB but has not been included as a Greenfield Priority Business. This block contains no buildings and is traversed by high tension power across its north-western corner. A potential road connection to this block has been provided from the I-Zone off Detroit Drive.
- The Trust has sought that the 49.2ha of land at 171 Hoskyns Road, be included in the Our Space 2018-2048 Greater Christchurch Settlement Pattern Update (Update) as a Green Field Priority Area Business or Future Development Area Business.

#### Assessment

- Given the location of the Cockburn submission I have focussed my evidence on Selwyn District and in particular Rolleston and the business development capacity assessment report associated with this.
- As a point of note the growth of industrial activity at Rolleston over recent years has been significant and has included in particular the two inland ports. These are both considered to be Strategic Infrastructure under the definitions in the CRPS.<sup>1</sup> The two inland ports coupled with good rail and road connections and a relatively liberal planning framework has made the Rolleston Industrial area an attractive location for industry. This

<sup>&</sup>lt;sup>1</sup> The definition of Strategic Infrastructure includes Strategic transport networks which includes significant regional transport hubs.

seems unlikely to change in the short to medium term and I am not aware of any environmental constraints that might restrict it from doing so.

The Business Development Capacity Assessment Report states for Selwyn that "in the short term, the NPS-UDC requirement is around 9 hectares per annum. In the medium term the NPS requirement does not increase significantly. This small difference reflects the ending of the earthquake rebuild and the reduction in demands for inputs to the rebuild efforts, which has flow on impacts to sectors that tend to locate in industrial zones. In the long run, the NPS-UDC requirements indicate that 2 hectares per annum will be required. Initial discussions with a PB5 stakeholder has indicated that demand for vacant industrial land in Rolleston in particular may be higher that what has been projected by the SCGM. However, at the time this report was compiled there was no evidence provided to Council to substantiate the levels of demand outlined, but further engagement and scenario testing is recommended to validate the current estimates".<sup>2</sup>

However, under Section 6.3 – Industrial Land Supply the report states that "the plan-enabled industrial supply in the Business 2 zone is estimated to contain 245 hectares of Vacant land and 27 hectares of Vacant Potential land, comprising between 245 and 272 hectares of available supply through to 2048" (emphasis added). The source of this information is said to be SDC, Market Economics Limited, however I was unable to locate the document to analysis it further. Nevertheless, these supposed vacant land figures for Selwyn appear to be extraordinarily high.

To put the figures into context the Rolleston industrial area (identified above) comprises approximately 390ha of Business 2 and Business 2A land including roads. The only other Business 2 zoning within Selwyn District inside the Greater Christchurch Metropolitan Area (GCMA) is at Lincoln where there is approximately 14ha of Business 2B to the south of Lincoln University. That gives a total of 404ha. Given the development that has occurred at Rolleston and that which is already consented I find is difficult to accept that 67% of the Business 2 land in Selwyn inside the GCMA is consider vacant and "available supply through to 2048".

The situation becomes even more clouded when considering the commentary under Appendix 12 Business Development Capacity Assessment: Feasibility Assessment, for the I-Zone and I-Port Rolleston Industrial Hub where it identifies that total cluster of 156ha was considered (well short of 272ha) which includes the B2A ODP Areas, Appendix 22 - Cockburn and Appendix 43 – Rolleston Industrial Holdings, *but excludes I-Zone that is close to being fully developed*. (emphasis added). The commentary goes onto state for both Undeveloped Land and Feasible Undeveloped Land that the information is "*Pending the mapping of the SCGM Vacant land at the cluster level*". I am unclear what the writers considered to be I-Zone but I note that the I-Zone Master Plan on their website covers some 190ha and excludes the older developed area adjoining Jones Road which encompasses a further 45ha. Therefore if I-Zone and the Jones Road area are excluded because they're considered to be close to fully developed (although I believe there are sections in the Detriot Drive area which

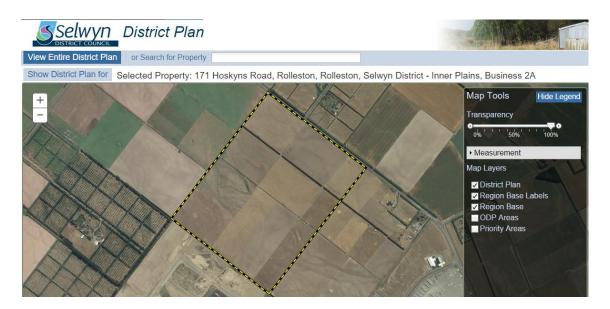
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<sup>&</sup>lt;sup>2</sup> Page 60

<sup>&</sup>lt;sup>3</sup> Page 76

are uncommitted) that only leaves 169ha which would include areas already developed for the I-Port (27ha) and other activities and land already consented for bulk retail purposes.

Overall the situation, from the documentation available, is confusing. However I consider it seems very unlikely that there is upwards of 272ha of vacant industrial land available for supply in Selwyn within the GCMA. One point of note is that the electronic version of the Selwyn District Plan Planning Maps does create some confusion in relation to the piece of land subject to this submission. A property search of this site (shown below) indicates it as being Inner Plains, **Business 2A**. (emphasis added) If as a result of the error in the electronic system the 49ha of the Cockburn block was being counted as vacant industrial land it might go some way to explaining the discrepancies.



- Therefore, in order to be better informed on the land availability within Rolleston I sought information from CRBE and in particular Mr Mike Beresford who has a high level of understanding of the Industrial land market. Mr Beresford has undertaken an analysis of virtually all the Industrial land in Rolleston and categorised it into Sold, Developable and Purchasable. As he states it is important to understand the difference between Developable and Purchasable because the former does not suit many potential industries who might look to locate in the area.
- Mr Beresford considers that the annum take up of land has been approximately 19.0 hectares per annum and that there now remains only 140 hectares available within the Rolleston Industrial area of which only 80 hectares is available with unencumbered purchase conditions. Based on the current take up of land the 140 ha might last 8-10 years.
- As Mr Beresford notes future growth potential of this industrial precinct continues to be positive given the Inland Ports and the forthcoming completion of the Southern Motorway.

In conclusion the 49.2ha block of land subject to this submission is already included inside the PIB. The block is bordered on two sides by industrially zoned land and provision has been made within existing subdivisions and Outline Development Plans for access to the site. The site is vacant of buildings and it is in my opinion a logical extension to the Rolleston industrial area which could provide for continued growth over the next 10-20 years.

**Dean Chrystal** 

14<sup>th</sup> February 2019

BEFORE THE HEARINGS PANEL FOR THE OUR SPACE 2018-2048: GREATER CHRISTCHURCH SETTLEMENT PATTERN UPDATE

# STATEMENT OF EVIDENCE OF MICHAEL JOSEPH BERESFORD ON BEHALF OF THE COCKBURN FAMILY TRUST (SUBMISSION NO 53)

**DATED: 14 FEBRUARY 2019** 

#### Introduction

- 1 My name is Michael Joseph Beresford. I am a Director with CBRE Limited, an international commercial real estate company and my office is based in Christchurch.
- I have been asked by the Cockburn Family Trust to provide evidence in support of part of their submission on the Our Space 2018-2048: Greater Christchurch Settlement Pattern Update. That part of the submission seeks
- In preparing my evidence I have reviewed:
  - Reviewed the Business Capacity Report
  - Analysed extensively the Rolleston Industrial Land

# **Qualifications and Experience**

4 I hold a Licensed Real Estate Certificate and have been involved with the sale and development of industrial properties in the Canterbury Region for almost 25 years.

#### Introduction

- The Cockburn Family Trust (the Trust) owns two rural blocks of land inside the Projected Infrastructure Boundary (PIB) in the Canterbury Regional Policy Statement (CRPS) on the north side of State Highway 1 at Rolleston. Both blocks are bounded to the south and west by the I-Zone Southern Business Park (I-Zone).
- The first block at 151 Hoskyns Road (Lot 2, DP 501038, being 32.1ha) is identified in the CRPS Appendix 1, as a Greenfield Priority Business and has been zoned B2A under the Selwyn District Plan. This block contains two dwelling houses, implement sheds, woolshed and sheep yards and is presently for sale and under contract.
- The second adjoining block at 171 Hoskyns Road (Lot 1, DP 501038, being 49.2ha) is also identified as being inside the PIB but has not been included as a Greenfield Priority Business. This block contains no buildings and is traversed by high tension power across its north-western corner. A potential road connection to this block has been provided from the Izone off Detroit Drive.
- The Trust sought that the 49.2ha of land at 171 Hoskyns Road being Lot 1, DP 501038, be included in the Our Space 2018-2048 Greater Christchurch Settlement Pattern Update (Update) as a Green Field Priority Area Business or Future Development Area Business.

#### Assessment

- The Trust indicated in its submission that it understood that industrial land development at Rolleston was continuing to grow and that it intended to address this further at the hearing. My evidence provides that further detail.
- In order to consider Industrial land availability at Rolleston, I have undertaken an analysis of virtually all the industrially zoned land holdings in the Rolleston area. While I was unable to find detail on a handful of sites these were all relatively small and would not impact upon my finding below.
- In order to provide some context around the table below and the attached charts these outline the total volume of industrial land at Rolleston, what has Sold over the past 10 years, volume of sites available for development (Developable) and the volume of sites available to be purchased (Purchasable).

Total Vol	No.	Sold	No.	Developable	No.	Purchasable	No.
hectares	sites	hectares	sites	hectares	sites	hectares	sites
336	220	190.5	157	60.3	33	80.0	28

- The definition of "Sold" is a site that has been developed, has a proposed unit development planned or is owned by a neighbouring property for the purpose of expansion.
- The definition of "Developable" is an undeveloped site owned by a developer not willing to sell the land but will develop and then lease or sell the property to an occupier or would sell the land with building ties.
- The definition of "Purchasable" is an undeveloped site owned by a developer prepared to sell the land or develop with no building ties.
- It is important to understand in particular the difference between Developable and Purchasable land because the former does not suit many potential industries looking to locate in Rolleston or indeed the wider Christchurch Metropolitan area. Put another way simply considering vacant land as a measure does not provide a proper and informed indication of the particular types of land availability.
- The key factors from my analysis is that the average annual land sales of industrial land at Rolleston has been approximately 19.0 hectares per annum and that there remains only 140 hectares available of which only 80 hectares is available with unencumbered purchase conditions. This will not include sales that have occurred in the last six months for which titles have yet to bet issued.
- 17 These sales have been achieved over the past 10 years and the future growth potential of this industrial precinct is positive for the following reasons.

- 17.1 Two inland ports have been established, Lyttelton Port Company and Port of Tauranga which will create increased demand for export and agriculture sectors.
- 17.2 Motorway is due for completion later this year making this area logistically more accessible for warehousing and distribution.
- Finally, the economic benefit of including the 49.2ha block of the Cockburns land as Green Field Priority Area Business is that it provides for a fair market supply therefore maintaining truly competitive fair market land values. Alternatively, a short supply of available land at Rolleston which now appears likely will produce an artificially high land value thus limiting future development.

**Michael Beresford** 

14<sup>th</sup> February 2019

Detailed Spreadsheet analysing the sales history of Industrial Land in the Rolleston area.

address owners suburb	o town	ta_name prope sale_date	capital_val gross_sale_ bedro	ooms_land_area fl	oor_area building_a¡listing_date		Owner	SOLD	DEVELOPABLE	PURCHASABLE	. N/A	
151 HOSKYNS ROAD	ROLLESTON	SELWYN DI IV	16650000	32.194	0 3/03/2017	0:00 PURCHASABLE		1 0	0 0	0 32.194	1 0 0	0 1
686 JONES ROAD	ROLLESTON	SELWYN DI IV 11/19/2014	25500000 24300000	27	370 Mixed/Ren 8/23/2017 0:0	00 SOLD		1 27	1 0	0 0	0 0 0	0 1
Carters	ROLLESTON	SELWYN DI IV	18500000	18.4435	0	DEVELOPABLE		1 0	0 18.4435	1 0	0 0 0	0 1
Carters	ROLLESTON	SELWYN DI IV	16700000	17.6193	0	PURCHASABLE		1 0	0 0	0 17.6193	1 0 0	0 1
5 BALTIMORE DRIVE	ROLLESTON	SELWYN DI IV 18/12/2013	16500000 15000400	15.0432	0	SOLD		1 15.0432	1 0	0 0	0 0 0	0 1
686 JONES ROAD	ROLLESTON	SELWYN DI IV 22/03/2013	11900000 1200000	12.5258	0	SOLD		1 12.5258	1 0	0 0	0 0 0	0 1
36 IZONE DRIVE	ROLLESTON	SELWYN DI IW 5/04/2002	43300000 1262160	10.021	49387 2000 - 2009	SOLD		1 10.021	1 0	0 0	0 0 0	0 1
Detroit Calders				10		DEVELOPABLE		1 0	0 10	1 0	0 0 0	0 1
Carters Part Sold 50%	ROLLESTON	SELWYN DI IV 5/09/2018	9000000 662400	9	0 1/29/2018 0:0			1 0	0 0	0 9	1 0 0	0 1
41 RAILWAY ROAD	ROLLESTON	SELWYN DI IW 13/11/2006	24500000 4746735	8.969	18506 Mixed/Remod	SOLD		1 8.969	1 0	0 0	0 0 0	_
Iport Hoskyns Road	5.0.1.5.5	25,110,000,510,000,000,000,000		8		PURCHASABLE		1 0	0 0	0 8	1 0 0	_
1036 JONES ROAD	ROLLESTON	SELWYN DI IH 12/07/2016	10200000 15060877	7.802	7900	SOLD		1 7.802	1 0	0 0	0 0 0	
Jones Road - Iport	DOLLECTON	SELMAN DI N	25,0000 420000	7.3	100 1000 1000 6 101 12016	DEVELOPABLE		1 0	0 7.3	1 0	0 0 0	
899 MADDISONS ROAD	ROLLESTON	SELWYN DI IV 22/03/2013	3560000 1200000	4.04	180 1990 - 1999 6/04/2016			1 0	0 0	0 4.04	1 0 0	_
111 DETROIT DRIVE	ROLLESTON	SELWYN DI IF 27/11/2015	10800000 4110625	3.3365	5723 2010 - 2019	SOLD		1 3.3365	1 0	0 0	0 0 0	_
48 WESTLAND PLACE 36 HYNDS DRIVE	ROLLESTON ROLLESTON	SELWYN DI IV 6/07/2007	4090000 2128035 4220000 3248500	3.2739 3.2485	0 0	SOLD SOLD		1 3.2739 1 3.2485	1 0	0 0	0 0 0	
25 HOSKYNS ROAD	ROLLESTON	SELWYN DI IV 9/05/2012 SELWYN DI IL 7/11/2012	6900000 3550000	3.2485	1027 24/07/2018 (			1 3.0683	1 0	0 0	0 0 0	
35 Hoskyns Road Rolleston Selwyn District	ROLLESTON	SELWYN DI IW 3/07/2015	9650000 3000000	2.8498	6300 2010 - 201! 19/12/2018 (		Phil Warring	1 2.8498	1 0	0 0	0 0 0	
45 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IL 8/12/2011	16900000 2248103	2.8457	13290 2010 - 2019	SOLD	riii wairiig	1 2.8457	1 0	0 0	0 0 0	
804 JONES ROAD	ROLLESTON	SELWYN DI IS 12/03/2007	3680000 2000000	2.724	430	SOLD		1 2.724	1 0	0 0	0 0 0	
28 RAILWAY ROAD	ROLLESTON	SELWYN DI IS 11/11/1999	6400000 2200000	2.54	4286 2000 - 2009	SOLD		1 2.54	1 0	0 0	0 0 0	
1 BALTIMORE DRIVE	ROLLESTON	SELWYN DI IW 29/09/2016	10700000 3000000	2.5	5210 2010 - 2019	SOLD		1 2.5	1 0	0 0	0 0 0	0 1
20 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IL 29/06/2007	3600000 1641430	2.3449	1036 2010 - 2019	SOLD		1 2.3449	1 0	0 0	0 0 0	0 1
40 STONELEIGH DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	2990000 2660640	2.2172		0:00 DEVELOPABLE		1 0	0 2.2172	1 0	0 0 0	0 1
21 WESTLAND PLACE	ROLLESTON	SELWYN DI IV 6/05/2011	2420000 1719120	2.204	0	SOLD		1 2.204	1 0	0 0	0 0 0	0 1
3 GEORGE HOLMES ROAD	ROLLESTON	SELWYN DI IL 1/02/2012	8100000 1887875	2.0778	7941 2010 - 2019	SOLD		1 2.0778	1 0	0 0	0 0 (	0 1
98 DETROIT DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	2710000 19014840	2.0524	0	DEVELOPABLE		1 0	0 2.0524	1 0	0 0 0	0 1
104 DETROIT DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	2710000 19014840	2.0126	0	DEVELOPABLE		1 0	0 2.0126	1 0	0 0 0	0 1
2/131 Hoskyns Road Rolleston Selwyn District	ROLLESTON	SELWYN DI IV 10/10/2014	2700000 2400000	2	0	SOLD		1 2	1 0	0 0	0 0 0	0 1
33 Izone Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV 18/12/2014	2570000 2195929	1.9433	0	SOLD		1 1.9433	1 0	0 0	0 0 0	0 1
25 LINK DRIVE	ROLLESTON	SELWYN DI IW 6/06/2012	12900000 1061720	1.9065	9500 2010 - 2019 7/06/2018	0:00 SOLD	Terry Birchfield	1 1.9065	1 0	0 0	0 0 0	0 1
790 JONES ROAD	ROLLESTON	SELWYN DI IL 27/11/2013	3340000 2800000	1.88	2338	SOLD		1 1.88	1 0	0 0	0 0 0	0 1
	ROLLESTON	SELWYN DI IV 17/02/1995	4210000 140000	1.83	160 2010 - 2019	N/A		1 0	0 0	0 0	0 1.8 1	1 1
107/99 IZONE DRIVE	ROLLESTON	SELWYN DI IW 9/12/2011	12200000 10800000	1.77	9450	SOLD		1 1.77	1 0	0 0	0 0 0	0 1
85 Hoskyns Road Rolleston Selwyn District	ROLLESTON	SELWYN DI IV 20/12/2013	2460000 1757400	1.7574	0	PURCHASABLE	SDC	1 0	0 0	0 1.7574	1 0 0	0 1
57 DETROIT DRIVE	ROLLESTON	SELWYN DI IL	11100000	1.7525	8370 2000 - 2009	SOLD		1 1.7525	1 0	0 0	0 0 0	0 1
873-889 JONES ROAD	ROLLESTON	SELWYN DI IL	2320000	1.623	180	SOLD		1 1.623	1 0	0 0	0 0 0	
799 JONES ROAD	ROLLESTON	SELWYN DI IW 22/07/2011	5050000 1341573	1.5903	2613 2010 - 2019	SOLD		1 1.5903	1 0	0 0	0 0 0	_
15 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	1910000 19014840	1.4473	0	DEVELOPABLE	Clamana Aminultura Limitad	1 0	0 1.4473	1 0	0 0 0	
33 DETROIT DRIVE	ROLLESTON	SELWYN DI IL 21/11/2011	6750000 1500000	1.4087	4911 2010 - 2019	SOLD	Glencore Agriculture Limited	1 1.4087	1 0	0 0	0 0 0	
45 IZONE DRIVE 53 IZONE DRIVE	ROLLESTON	SELWYN DI IW 19/03/2010 SELWYN DI IW 9/10/2015	8650000 1029600 4420000 3606992	1.408	3979 2525 2010 - 2019	SOLD DEVELOPABLE		1 1.408	0 1.408	1 0	0 0 0	
63 HOSKYNS ROAD	ROLLESTON ROLLESTON	SELWYN DI IS	1780000 3606992	1.408 1.34	210	SOLD		1 1.34	1 0	0 0	0 0 0	_
7 HANNOVER PLACE	ROLLESTON	SELWYN DI IW 12/09/2016	9500000 100000000	1.3393	5184 2010 - 2019	SOLD		1 1.3393	1 0	0 0	0 0 0	_
1 GEORGE HOLMES ROAD	ROLLESTON	SELWYN DI IW 26/08/2015	8250000 1491086	1.3047	3582 2010 - 2019	SOLD		1 1.3047	1 0	0 0	0 0 0	
20 WESTLAND PLACE	ROLLESTON	SELWYN DI IW 23/05/2014	8650000 8000000	1.2669	4634 2010 - 2019	SOLD		1 1.2669	1 0	0 0	0 0 0	_
846 JONES ROAD	ROLLESTON	SELWYN DI IX 23/09/1997	2280000 230000	1.2149	1358 17/05/2017			1 1.2149	1 0	0 0	0 0 0	_
31 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV 3/04/2014	1510000 1313760	1.1901	0	DEVELOPABLE	Terry Birchfield	1 0	0 1.1901	1 0	0 0 0	0 1
	ROLLESTON	SELWYN DI IV 16/03/2009	1250000 1490000	1.1472	0	N/A	, - <del></del>	1 0	0 0	0 0	0 1.1	- 1 1
13 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV 29/05/2013	1480000 1233430	1.1213	0	SOLD		1 1.1213	1 0	0 0	0 0 0	0 1
32 Hynds Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	1500000	1.1095	0	SOLD		1 1.1095	1 0	0 0	0 0 0	0 1
14 KIDMAN STREET	ROLLESTON	SELWYN DI IS 3/12/2015	3180000 337750	1.0816	480 Mixed/Remod	N/A		1 0	0 0	0 0	0 1.1 1	1 1
122 DETROIT DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	1290000 19014840	1.0569	0	DEVELOPABLE		1 0	0 1.0569	1 0	0 0 0	0 1
9 LINK ROAD	ROLLESTON	SELWYN DI IW 29/06/2009	5750000 3900000	1.0003	3803 2000 - 2009	SOLD		1 1.0003	1 0	0 0	0 0 0	0 1
128 DETROIT DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	1290000 19014840	1.0001	0	DEVELOPABLE		1 0	0 1.0001	1 0	0 0 0	0 1
134 DETROIT DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	1290000 19014840	1.0001	0	DEVELOPABLE		1 0	0 1.0001	1 0	0 0 0	0 1
110 DETROIT DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	1290000 19014840	1	0	DEVELOPABLE		1 0	0 1	1 0	0 0 0	0 1
116 DETROIT DRIVE	ROLLESTON	SELWYN DI IV 17/10/2016	1290000 19014840	1	0	DEVELOPABLE		1 0	0 1	1 0	0 0 0	0 1
25 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV 3/04/2014	1320000 1313760	0.9995	0 14/06/2013 (		Terry Birchfield	1 0.9995	1 0	0 0	0 0 0	_
17 HOSKYNS ROAD	ROLLESTON	SELWYN DI IL 9/03/2012	2270000 2050000	0.952	1676 2000 - 2009	SOLD		1 0.952	1 0	0 0	0 0 0	
2-8 LINK DRIVE	ROLLESTON	SELWYN DI IW 22/07/2011	8350000 1190000	0.9335	5680 2010 - 2019	SOLD		1 0.9335	1 0	0 0	0 0 0	_
28 Hynds Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV 20/12/2013	1260000 901700	0.9017	0	DEVELOPABLE		1 0	0 0.9017	1 0	0 0 0	
27 HYNDS DRIVE	ROLLESTON	SELWYN DI IW 11/11/2016	3900000 2310660 1410000 1478303	0.888	1698 2010 - 2019	SOLD		1 0.888	1 0	0 0	0 0 0	
1/131 HOSKYNS ROAD	ROLLESTON	SELWYN DI IV 30/08/2016	1410000 1478293	0.8793	U	SOLD		1 0.8793	1 0	0 0	0 0 0	-
1/131 HOSKYNS ROAD 1/131 HOSKYNS ROAD	ROLLESTON	SELWYN DI IV 20/12/2014	1230000 876100 4910000 1094875	0.8761	U 2/80/2010/2010	SOLD SOLD		1 0.8761	1 U	0 0	0 0 0	
1/131 HOSKYNS ROAD  19 Hannover Place Rolleston Selwyn District	ROLLESTON ROLLESTON	SELWYN DI IW 16/06/2014 SELWYN DI IV 3/04/2014	4910000 1094875 1180000 1029720	0.8759 0.8581	2480 2010 - 2019	SOLD D:00 DEVELOPABLE	Terry Birchfield	1 0.8759	0 0.8581	1 0	0 0 0	
841 JONES ROAD	ROLLESTON	SELWYN DI IV 3/04/2014 SELWYN DI IV 20/12/2013	850000 1029720 850000 460000	0.8274	0 5/07/2016		reny birdillelu	1 0.8274	1 0.0301	0 0	0 0 0	
31 HYNDS DRIVE	ROLLESTON	SELWYN DI IV 20/12/2015	1150000 2310660	0.8274	0 3/07/2016 (	SOLD		1 0.8236	1 0	0 0	0 0 0	
60 DETROIT DRIVE	ROLLESTON	SELWYN DI IL 25/07/2012	6750000 5000000	0.8230	· ·	0:00 PURCHASABLE		1 0.0230	0 0	0 0.8211	1 0 0	
33 2 2 311 2 12		23,07,2012	3.30000	0.0211	20.0 2000 200. 0/11/2010			_	5	5 0.0211	_ 0	

2 HYNDS DRIVE	ROLLESTON	SELWYN DI IW	14/03/2017	6800000	7634753	0.8021	3282 2010 - 2019 SOLD		1 0.8021	1	0	0	0 (	0 0	0 1	
1/131 HOSKYNS ROAD	ROLLESTON	SELWYN DI IW		4300000		0.7769	0 SOLD		1 0.7769	1	0	0	0 (	0 0	0 1	
34 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	29/11/2016	1060000	1015740	0.7695	0 DEVELOPABLE		1 0	0	0.7695	1	0	0 0	0 1	
878 JONES ROAD	ROLLESTON	SELWYN DI IL	22/05/2013	1110000	844910	0.7681	360 SOLD		1 0.7681	1	0	0	0 (	0 0	0 1	
811 JONES ROAD	ROLLESTON	SELWYN DI IL	11/03/2011	720000	43010	0.7679	434 2000 - 2009 SOLD		1 0.7679	1	0	0	0 (	0 0	0 1	
70 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	6/05/2016	7100000	7285000	0.7587	4058 2010 - 2019 SOLD		1 0.7587	1	0	0	0	0 0	0 1	
25 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IW	17/11/2016	5550000	854565	0.7431	3432 2010 - 201! 25/10/2018 0:00 DEVELOPABLE		1 0	0	0.7431	1	0	0 0	0 1	
35 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IW	8/08/2013	5450000	791230	0.7193	3330 2010 - 201! 14/03/2018 0:00 SOLD		1 0.7193	1	0	0	0	0 0	0 1	
35 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IX	25/11/2014	1410000	808335	0.7029	155 2010 - 2019 SOLD		1 0.7029	1	0	0	0	0 0	0 1	
20 RAILWAY ROAD	ROLLESTON	SELWYN DI IL	25/07/2013	2920000	600000	0.6963	2400 2010 - 2019 SOLD		1 0.6963	1	0	0	0	0 0	0 1	
74 IZONE DRIVE	ROLLESTON	SELWYN DI IV	1/11/2016	950000	788440	0.6856	0 26/10/2016 0:00 DEVELOPABLE		1 0	0	0.6856	1	0 (	0 0	0 1	
19 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	20/09/2011	910000	491475	0.6558	0 SOLD	Fraser Engineering	1 0.6558	1	0	0	0	0 0	0 1	
47 LINK DRIVE	ROLLESTON	SELWYN DI IV	6/07/2016	1070000	900480	0.6432	0 13/12/2018 0:00 PURCHASABLE		1 0	0	0	0	0.6432	1 0	0 1	
25 Izone Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IL	8/09/2011	3200000	500000	0.634	1638 2010 - 2019 SOLD		1 0.634	1	0	0	0	0 0	0 1	
100 IZONE DRIVE	ROLLESTON	SELWYN DI IV	27/06/2007	950000	569070	0.6323	0 20/09/2018 0:00 SOLD		1 0.6323	1	0	0	0	0 0	0 1	
14 RAILWAY ROAD	ROLLESTON	SELWYN DI IV	24/07/2015	930000	825000	0.5988	0 15/12/2014 0:00 SOLD		1 0.5988	1	0	0	0 (	0 0	0 1	
65 IZONE DRIVE	ROLLESTON	SELWYN DI IW	4/11/2015	1780000	750000	0.5971	635 2010 - 201! 14/08/2015 0:00 SOLD		1 0.5971	1	0	0	-	0 0	0 1	
		SELWYN DI IW	4/11/2013		730000					1	0	0	0 (		0 1	
121 Izone Drive Rolleston Selwyn District	ROLLESTON		22/12/2012	1350000	2000000	0.5942			1 0.5942	1	0	0	0 1	0 0	0 1	
108 IZONE DRIVE	ROLLESTON	SELWYN DI IS	23/12/2013	3670000	3000000	0.5924	2385 15/05/2017 0:00 SOLD		1 0.5924	1	0	0	0 (	0 0	0 1	
89 IZONE DRIVE	ROLLESTON	SELWYN DI IV	/ - /	940000		0.5903	0 SOLD		1 0.5903	1	0	0	0 1	0 0	0 1	
91 IZONE DRIVE	ROLLESTON	SELWYN DI IW	15/05/2007	4550000	1062000	0.5901	2729 2000 - 2009 SOLD		1 0.5901	1	0	0	0	0 0	0 1	
2 GEORGE HOLMES ROAD	ROLLESTON	SELWYN DI IV	8/03/2002	720000	155000	0.5745	100 1960 - 1969 DEVELOPABLE		1 0	0	0.5745	1	0	0 0	0 1	
1/131 HOSKYNS ROAD	ROLLESTON	SELWYN DI IW	30/07/2014	4270000	768320	0.5488	2560 2010 - 2019 SOLD		1 0.5488	1	0	0	0	0 0	0 1	
38 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	30/03/2012	860000	542500	0.5425	0 27/08/2015 0:00 DEVELOPABLE		1 0	0	0.5425	1	0	0 0	0 1	
1/131 HOSKYNS ROAD	ROLLESTON	SELWYN DI IV	4/09/2014	890000	722115	0.5349	0 SOLD		1 0.5349	1	0	0	0 (	0 0	0 1	
8 Hannover Place Rolleston Selwyn District	<b>ROLLESTON</b>	SELWYN DI IV		840000		0.5292	0 PURCHASABLE		1 0	0	0	0	0.5292	1 0	0 1	
17 IZONE DRIVE	<b>ROLLESTON</b>	SELWYN DI IV	15/09/2015	850000	700000	0.5249	0 SOLD		1 0.5249	1	0	0	0	0 0	0 1	
13 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	9/05/2012	840000	2003800	0.5209	0 SOLD		1 0.5209	1	0	0	0	0 0	0 1	
12 HANNOVER PLACE	ROLLESTON	SELWYN DI IV	21/10/2016	830000	725000	0.5196	0 SOLD		1 0.5196	1	0	0	0	0 0	0 1	
40 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IV	8/02/2013	860000	530000	0.5181	0 DEVELOPABLE		1 0	0	0.5181	1	0 (	0 0	0 1	
21 IZONE DRIVE	ROLLESTON	SELWYN DI IL	28/06/2006	2000000	305460	0.5091	1362 2000 - 2009 SOLD		1 0.5091	1	0.0101	0	0	0 0	0 1	
857 JONES ROAD	ROLLESTON	SELWYN DI IW	21/02/2014	2630000	625000	0.505	1129 2010 - 2019 SOLD		1 0.505	1	0	0	0	0 0	0 1	
80 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	18/07/2016	4410000	750000	0.5	2430 2010 - 201! 19/07/2018 0:00 SOLD		1 0.5	1	0	0	0 ,	0 0	0 1	
61 HOSKYNS ROAD				830000	700201		0 SOLD		1 0.5	1	0	0	0 ,	0 0	0 1	
	ROLLESTON	SELWYN DI IV	5/07/2016			0.5				1	0	0	0 ,		0 1	
42 DETROIT DRIVE	ROLLESTON	SELWYN DI IS	20/06/2008	2000000	422960	0.4976	865 2010 - 2019 SOLD		1 0.4976	1	0	0	0 1	0 0	0 1	
25 John Morten Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	19/03/2018	800000	796160	0.4976	0 DEVELOPABLE		1 0	0	0.4976	1	0 1	0 0	0 1	
1/131 HOSKYNS ROAD	ROLLESTON	SELWYN DI IV	4 4	780000		0.4821	0 SOLD		1 0.4821	1	0	0	0	0 0	0 1	
79 IZONE DRIVE	ROLLESTON	SELWYN DI IW	28/11/2013	4010000	3290000	0.4778	2349 2010 - 201! 3/09/2014 0:00 SOLD		1 0.4778	1	0	0	0	0 0	0 1	
14 LINK DRIVE	ROLLESTON	SELWYN DI IV	22/07/2011	720000	1190000	0.4665	0 SOLD		1 0.4665	1	0	0	0	0 0	0 1	
32 LINK DRIVE	ROLLESTON	SELWYN DI IW	24/11/2016	4010000	710985	0.4587	2564 2010 - 2019 SOLD		1 0.4587	1	0	0	0	0 0	0 1	
4 RADIUS LOOP	ROLLESTON	SELWYN DI IW	30/10/2008	1520000	364800	0.456	816 2000 - 2009 SOLD		1 0.456	1	0	0	<b>O</b>	0 0	0 1	
9 John Morten Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		740000		0.4468	0 PURCHASABLE	SDC	1 0	0	0	0	0.4468	1 0	0 1	
874 JONES ROAD	ROLLESTON	SELWYN DI IV	22/10/2013	830000	675000	0.4464	120 1920 - 192! 10/12/2018 0:00 SOLD		1 0.4464	1	0	0	0	0 0	0 1	
12 HYNDS DRIVE	<b>ROLLESTON</b>	SELWYN DI IW	27/03/2013	1760000	666488	0.4292	976 2010 - 201! 16/02/2017 0:00 SOLD		1 0.4292	1	0	0	0	0 0	0 1	
1/131 HOSKYNS ROAD	ROLLESTON	SELWYN DI IV	4/02/2015	690000	600000	0.4264	0 SOLD		1 0.4264	1	0	0	0	0 0	0 1	
12 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	27/07/2018	680000	655600	0.423	0 18/10/2016 0:00 SOLD		1 0.423	1	0	0	0	0 0	0 1	
18 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	19/10/2018	680000	651000	0.42	0 20/06/2018 0:00 SOLD		1 0.42	1	0	0	0	0 0	0 1	
24 DETROIT DRIVE	ROLLESTON	SELWYN DI IL	27/02/2015	3260000	2032500	0.42	1796 2010 - 201: 14/08/2016 0:00 SOLD	Black Diamond Enterprises	1 0.42	1	0	0	0	0 0	0 1	
8 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	23/06/2015	3140000	2450000	0.4176	1609 2010 - 2019 SOLD	2.00. 2.00. E. 0.00.	1 0.4176	1	0	0	0	0 0	0 1	
17 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	4/09/2009	670000	410000	0.4168	0 SOLD		1 0.4168	1	0	0	0	0 0	0 1	
20 LINK DRIVE	ROLLESTON	SELWYN DI IV	27/02/2012	660000	388740	0.4092	0 SOLD		1 0.4092	1	0	0	0	0 0	0 1	
884 JONES ROAD	ROLLESTON	SELWYN DI IL	6/06/2018	660000	650000	0.4049	288 24/04/2018 0:00 SOLD		1 0.4049	1	0	0	0 ,	0 0	0 1	
838 JONES ROAD	ROLLESTON	SELWYN DI IX	23/08/2018	840000	587000	0.4049	330 1990 - 1999 SOLD		1 0.4047	1	0	0	0 1	0 0	0 1	
848 JONES ROAD	ROLLESTON	SELWYN DI IX		720000	620000	0.4047			1 0.4047	1	0	0	0 1	0 0	0 1	
			11/11/2014				• •			1	0	0	0 (	0 0	0 1	
850 JONES ROAD	ROLLESTON	SELWYN DI IS	27/08/2006	2690000	360000	0.4046	3000 SOLD		1 0.4046	1	0	0	_	0 0	0 1	
854 JONES ROAD	ROLLESTON	SELWYN DI IW	29/07/2014	2150000	525000	0.4046	1080 2010 - 201! 15/03/2017 0:00 SOLD		1 0.4046	1	Û	0	0 (	0 0	0 1	
856 JONES ROAD	ROLLESTON	SELWYN DI IL	8/05/1994	640000	26000	0.4046	160 SOLD		1 0.4046	1	U	Ü	U /	0 0	U 1	
866 JONES ROAD	ROLLESTON	SELWYN DI IV	25/07/2008	0	360000	0.4046	0 SOLD		1 0.4046	1	0	0	0	0 0	0 1	
30 WESTLAND PLACE	ROLLESTON	SELWYN DI IW	9/12/2011	2070000	1270000	0.404	1218 2000 - 2009 SOLD		1 0.404	1	0	0	0	0 0	0 1	
10 RAILWAY ROAD	ROLLESTON	SELWYN DI IV	22/04/2016	800000	1030000	0.4022	0 SOLD		1 0.4022	1	0	0	0	0 0	0 1	
35 HYNDS DRIVE	ROLLESTON	SELWYN DI IW	8/07/2013	2450000	586800	0.3912	1383 2010 - 201! 20/05/2015 0:00 DEVELOPABLE		1 0	0	0.3912	1	0 (	0 0	0 1	
48 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	8/08/2018	630000	519500	0.3906	0 3/11/2017 0:00 DEVELOPABLE		1 0	0	0.3906	1	0 (	0 0	0 1	
52 DETROIT DRIVE	ROLLESTON	SELWYN DI IV	8/08/2018	630000	519365	0.3905	0 9/02/2016 0:00 DEVELOPABLE		1 0	0	0.3905	1	0 (	0 0	0 1	
1 FREIGHT DRIVE	ROLLESTON	SELWYN DI IV	9/05/2018	665000	662400	0.3902	0 N/A		1 0	0	0	0	0	0 0.4	1 1	
7 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	9/05/2012	630000	2003800	0.3889	0 SOLD		1 0.3889	1	0	0	0	0 0	0 1	
40 WESTLAND PLACE	ROLLESTON	SELWYN DI IV	20/02/2007	620000	348930	0.3877	0 DEVELOPABLE		1 0	0	0.3877	1	0	0 0	0 1	
79A IZONE DRIVE	ROLLESTON	SELWYN DI IW		2400000		0.3865	1386 2010 - 2019 SOLD		1 0.3865	1	0	0	0	0 0	0 1	
801 JONES ROAD	ROLLESTON	SELWYN DI IV	20/03/2018	820000	835000	0.3836	0 4/05/2018 0:00 PURCHASABLE		1 0	0	0	0	0.3836	1 0	0 1	
18 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	-,,	600000		0.383	0 PURCHASABLE	SDC	1 0	0	n	0	0.383	1 0	0 1	
16 WESTLAND PLACE	ROLLESTON	SELWYN DI IL	7/03/2017	2930000	466200	0.3785	1629 2000 - 200! 20/02/2017 0:00 SOLD		1 0.3785	1	n	0	_	0 0	0 1	
109 IPORT DRIVE	ROLLESTON	SELWYN DI IV	30/05/2018	635000		0.3747	0 SOLD		1 0.3747	1	n	0		0 0	0 1	
19 Stoneleigh Drive Rolleston Selwyn District		SELWYN DI IV	9/05/2018	590000		0.3663	0 SOLD		1 0.3663	1	0	0		_	0 1	
-	ROLLESTON									1	0	0				
25 Stoneleigh Drive Rolleston Selwan District	ROLLESTON	SELWYN DI IV	9/05/2012	610000	2003800	0.366	0 SOLD		1 0.366	1	0	0	_		0 1	
1 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	9/05/2012	600000	2003800	0.3617	0 SOLD		1 0.3617	1	0	0	0 (	0 0	0 1	

32 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	21/11/2014	2740000	2200000	0.3554	1550 2010 - 201! 22/08/2014 0:00 SOLD	Ashman Commercial Limited	1 0.3554	1	0	0	0	0 0	0 1
49 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IW	15/10/2014	1890000	504150	0.3361	1035 2010 - 2019 SOLD		1 0.3361	1	0	0	0	0 0	0 1
131 IPORT DRIVE	ROLLESTON	SELWYN DI IV	4/09/2017	570000	564000	0.3319	0 SOLD		1 0.3319	1	0	0	0	0 0	0 1
66 IZONE DRIVE	ROLLESTON	SELWYN DI IV	22/07/2013	530000	360415	0.3278	0 SOLD		1 0.3278	1	0	0	0	0 0	0 1
66A IZONE DRIVE	ROLLESTON	SELWYN DI IW	22/07/2013	2950000	360415	0.3278	1800 2010 - 2019 SOLD		1 0.3278	1	0	0	0	0 0	0 1
812 JONES ROAD	ROLLESTON	SELWYN DI IS	14/07/2009	510000	300000	0.3247	150 19/07/2018 0:00 SOLD		1 0.3247	1	0	0	0	0 0	0 1
834 JONES ROAD	ROLLESTON	SELWYN DI IS	29/08/2005	1210000	245000	0.3247	955 1990 - 1999 PURCHASABLE		1 0	0	0	0	0.3247	1 0	0 1
814 JONES ROAD	ROLLESTON	SELWYN DI IV	12/12/2013	560000	436725	0.3235	110 1940 - 1949 SOLD		1 0.3235	1	0	0	0.52 17	0 0	0 1
828 JONES ROAD	ROLLESTON	SELWYN DI IX	1/05/2006	1150000	360000	0.3235	786 1980 - 198! 30/01/2015 0:00 SOLD		1 0.3235	1	0	0	0	0 0	0 1
826 JONES ROAD	ROLLESTON	SELWYN DI IL	29/08/2005	1160000	680000	0.3228	1010 SOLD		1 0.3228	1	0	0	0	0 0	0 1
										1	0	0	Ü		0 1
816 JONES ROAD	ROLLESTON	SELWYN DI IX	23/02/2018	510000	400000	0.3227	100 18/10/2017 0:00 SOLD		1 0.3227	1	0	0	0	0 0	0 1
12 RAILWAY ROAD	ROLLESTON	SELWYN DI IL	22/04/2016	550000	1030000	0.3195	160 SOLD		1 0.3195	1	0	0	0	0 0	0 1
2 STONELEIGH DRIVE	ROLLESTON	SELWYN DI IL	19/01/2017	2080000	495000	0.3104	1296 2010 - 201! 30/06/2016 0:00 SOLD		1 0.3104	1	0	0	0	0 0	0 1
19 John Morten Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		530000		0.3095	0 PURCHASABLE		1 0	0	0	0	0.3095	1 0	0 1
19 Hynds Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	29/08/2017	490000	440000	0.3092	0 8/03/2017 0:00 PURCHASABLE		1 0	0	0	0	0.3092	1 0	0 1
20 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		550000		0.301	0 PURCHASABLE		1 0	0	0	0	0.301	1 0	0 1
4 GEORGE HOLMES ROAD	ROLLESTON	SELWYN DI IV	16/04/2010	435000	360000	0.3005	0 SOLD		1 0.3005	1	0	0	0	0 0	0 1
13 GEORGE HOLMES ROAD	ROLLESTON	SELWYN DI IV		415000		0.3001	0 28/09/2018 0:00 SOLD	Units	1 0.3001	1	0	0	0	0 0	0 1
51 DETROIT DRIVE	ROLLESTON	SELWYN DI IW		1140000		0.2846	586 2000 - 2009 SOLD		1 0.2846	1	0	0	0	0 0	0 1
15 GEORGE HOLMES ROAD	ROLLESTON	SELWYN DI IW	22/11/2012	2100000	1727500	0.2671	1115 2010 - 201! 3/09/2014 0:00 SOLD	Units	1 0.2671	1	0	0	0	0 0	0 1
4 CENTRUM LANE	<b>ROLLESTON</b>	SELWYN DI IV		425000		0.2655	0 PURCHASABLE	SDC	1 0	0	0	0	0.2655	1 0	0 1
21 Hynds Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		415000		0.2639	0 PURCHASABLE	SDC	1 0	0	0	0	0.2639	1 0	0 1
22 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		430000		0.2607	0 PURCHASABLE		1 0	0	0	0	0.2607	1 0	0 1
14 John Morten Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	5/06/2018	435000	446000	0.2547	0 DEVELOPABLE		1 0	0	0.2547	1	0	0 0	0 1
20 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	3/11/2017	420000	375000	0.2546	0 PURCHASABLE		1 0	0	0	0	0.2546	1 0	0 1
12 WESTLAND PLACE	ROLLESTON	SELWYN DI IV	7/03/2017	440000	466200	0.2521	0 PURCHASABLE		1 0	0	0	0	0.2521	1 0	0 1
24 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	770372017	410000	400200	0.2407	0 PURCHASABLE	SDC	1 0	0	0	0	0.2321	1 0	0 1
12 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IW	31/03/2014	1960000	359550	0.2399	1108 2010 - 201! 26/08/2015 0:00 SOLD	350	1 0.2399	1	0	0	_	0 0	0 1
2 FREIGHT DRIVE				440000					1 0.2399	0	0	0	0		1 1
	ROLLESTON	SELWYN DI IV	15/08/2017		438450	0.237	,		1 0	0	0	0	0 227	0 0.2	1 1
16 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IW	18/05/2016	1580000	375000	0.237	1137 2010 - 201! 27/08/2015 0:00 PURCHASABLE		1 0	0	0	0	0.237	1 0	0 1
113 IZONE DRIVE	ROLLESTON	SELWYN DI IW	26/05/2015	1860000	393625	0.235	1000 2010 - 201! 4/07/2014 0:00 DEVELOPABLE		1 0	0	0.235	1	0	0 0	0 1
8 RADIUS LOOP	ROLLESTON	SELWYN DI IW	10/08/2012	2060000	293265	0.2346	1100 2010 - 201! 24/04/2018 0:00 SOLD		1 0.2346	1	0	0	0		0 1
5 John Morten Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		380000		0.2233	0 PURCHASABLE	SDC	1 0	0	0	0	0.2233	1 0	0 1
83 DETROIT DRIVE	ROLLESTON	SELWYN DI IV		360000		0.2194	0 PURCHASABLE		1 0	0	0	0	0.2194	1 0	0 1
6 CONTAINER DRIVE	ROLLESTON	SELWYN DI IV	30/05/2018	400000	1127640	0.2158	0 N/A		1 0	0	0	0	0	0 0.2	1 1
15 John Morten Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		365000		0.214	0 PURCHASABLE	SDC	1 0	0	0	0	0.214	1 0	0 1
845 JONES ROAD	ROLLESTON	SELWYN DI IL	6/08/2018	810000	825000	0.212	330 2010 - 2019 SOLD		1 0.212	1	0	0	0	0 0	0 1
123 IPORT DRIVE	ROLLESTON	SELWYN DI IV		380000		0.21	0 SOLD		1 0.21	1	0	0	0	0 0	0 1
127 IPORT DRIVE	ROLLESTON	SELWYN DI IV		380000		0.21	0 SOLD		1 0.21	1	0	0	0	0 0	0 1
8 Stoneleigh Drive Rolleston Selwyn District	<b>ROLLESTON</b>	SELWYN DI IW	30/04/2014	1260000	336000	0.21	540 2010 - 2019 SOLD		1 0.21	1	0	0	0	0 0	0 1
831 JONES ROAD	<b>ROLLESTON</b>	SELWYN DI IL	11/12/2008	1230000	121750	0.2088	612 2010 - 2019 SOLD		1 0.2088	1	0	0	0	0 0	0 1
37 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	24/04/2012	1140000	225000	0.2058	640 2010 - 201! 11/12/2013 0:00 SOLD	Black Diamond Enterprises	1 0.2058	1	0	0	0	0 0	0 1
39 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	24/04/2012	1210000	225000	0.2058	663 2010 - 2019 29/01/2014 0:00 SOLD		1 0.2058	1	0	0	0	0 0	0 1
43 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	15/06/2012	1140000	240000	0.2058	640 2010 - 2019 1/11/2012 0:00 SOLD		1 0.2058	1	0	0	0	0 0	0 1
47 DETROIT DRIVE	ROLLESTON	SELWYN DI IW	1/06/2007	1140000	266124	0.2057	640 2010 - 2011 21/05/2015 0:00 SOLD		1 0.2057	1	0	0	0	0 0	0 1
12 RADIUS LOOP	ROLLESTON	SELWYN DI IV	20/03/2013	365000	300000	0.2047	0 5/09/2018 0:00 SOLD		1 0.2047	1	0	0	0	0 0	0 1
14 RADIUS LOOP	ROLLESTON	SELWYN DI IV	25/05/2012	365000	250000	0.2047	0 DEVELOPABLE		1 0	0	0.2047	1	0	0 0	0 1
865 JONES ROAD	ROLLESTON	SELWYN DI IV	23, 03, 2012	295000	230000	0.2037	0 SOLD		1 0.2037	1	0	0	0	0 0	0 1
867 JONES ROAD	ROLLESTON	SELWYN DI IV		295000		0.2037	0 SOLD		1 0.2037	1	0	0	0	0 0	0 1
14 Hannover Place Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	3/11/2017	375000	375000	0.2023	0 SOLD		1 0.2023	1	0	0	0	0 0	0 1
20 Stoneleigh Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	12/03/2018	355000	353700	0.2016	0 DEVELOPABLE		1 0.2023	0	0.2016	1	0	0 0	0 1
,							0 DEVELOPABLE		1 0	0		1	0	0 0	0 1
8 John Morten Place Rolleston Selwyn District 26 Hannover Place Rolleston Selwyn District	ROLLESTON ROLLESTON	SELWYN DI IV SELWYN DI IV	6/03/2017	350000 365000	373000	0.2014 0.2008	0 DEVELOPABLE 0 PURCHASABLE		1 ^	0	0.2014	U T	0.2008	1 0	0 1
22 ILLINOIS DRIVE			25/05/2017	400000	450000	0.2008	0 PORCHASABLE 0 SOLD		1 0.2001	4	0	0	0.2006		0 1
	ROLLESTON	SELWYN DI IV								1	U O	0	0	0 0	0 1
26 ILLINOIS DRIVE	ROLLESTON	SELWYN DI IL	3/02/2015	1510000	1315000	0.2001	825 2010 - 201! 12/06/2018 0:00 SOLD		1 0.2001	1	Ü	0	-	0 0	0 1
42 IZONE DRIVE	ROLLESTON	SELWYN DI IW	10/05/2010	2050000	1198125	0.2	1183 2000 - 2009 SOLD		1 0.2	1	0	0	0	0 0	0 1
851 JONES ROAD	ROLLESTON	SELWYN DI IL	15/08/2018	730000	950000	0.2	436 2000 - 200! 20/06/2018 0:00 SOLD		1 0.2	1	0	0	0	0 0	U 1
23 Hynds Drive Rolleston Selwyn DistrictDeve	ROLLESTON	SELWYN DI IV		345000		0.1989	0 DEVELOPABLE		1 0	0	0.1989	1	0	0 0	0 1
834 JONES ROAD	ROLLESTON	SELWYN DI IV	10/12/2009	350000	170000	0.1971	0 N/A		1 0	0	0	0	0	0 0.2	1 1
44 IZONE DRIVE	ROLLESTON	SELWYN DI IW	25/11/2008	1370000	204500	0.1954	755 2000 - 2009 SOLD		1 0.1954	1	0	0	0	0 0	0 1
46 IZONE DRIVE	ROLLESTON	SELWYN DI IV	11/12/2008	400000	178365	0.1954	0 SOLD		1 0.1954	1	0	0	0	0 0	0 1
17 Hynds Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV	13/03/2017	350000	358000	0.1887	0 SOLD		1 0.1887	1	0	0	0	0 0	0 1
61 HOSKYNS ROAD	ROLLESTON	SELWYN DI IV	16/10/1997	640000	220000	0.1845	340 1960 - 1969 7/07/2017 0:00 SOLD		1 0.1845	1	0	0	0	0 0	0 1
25 Hynds Drive Rolleston Selwyn District	ROLLESTON	SELWYN DI IV		345000		0.1833	0 DEVELOPABLE		1 0	0	0.1833	1	0	0 0	0 1
41 STONELEIGH DRIVE	ROLLESTON	SELWYN DI IW	23/10/2013	970000	292640	0.1829	420 2010 - 2019 SOLD		1 0.1829	1	0	0	0	0 0	0 1
45 STONELEIGH DRIVE	ROLLESTON	SELWYN DI IV	12/09/2017	310000	300000	0.1829	0 SOLD		1 0.1829	1	0	0	0	0 0	0 1
81 DETROIT DRIVE	ROLLESTON	SELWYN DI IV		320000		0.1761	0 PURCHASABLE		1 0	0	0	0	0.1761	1 0	0 1
6 RADIUS LOOP	ROLLESTON	SELWYN DI IL	9/09/2013	990000	800000	0.175	450 2010 - 201! 5/11/2013 0:00 SOLD		1 0.175	1	0	0	0	0 0	0 1
6 CENTRUM LANE	ROLLESTON	SELWYN DI IX	7/12/2012	2120000	264330	0.1602	956 2010 - 201! 7/06/2018 0:00 SOLD		1 0.1602	1	0	0	0	0 0	0 1
16 RAILWAY ROAD	ROLLESTON	SELWYN DI IV	5/08/2016	295000	385000	0.1599	0 30/01/2016 0:00 SOLD		1 0.1599	1	0	0	0	0 0	0 1
8 CENTRUM LANE	ROLLESTON	SELWYN DI IW	11/12/2012	1350000	263670	0.1598	888 2010 - 2019 SOLD		1 0.1598	1	0	0	_	0 0	0 1
10 CENTRUM LANE	ROLLESTON	SELWYN DI IW		1570000	263175	0.1595	883 2010 - 201! 1/06/2017 0:00 SOLD		1 0.1595	<u>-</u> 1	0	0	_	0 0	0 1
28 LINK DRIVE	ROLLESTON	SELWYN DI IW	3/09/2012	1010000	812500	0.1594	490 2010 - 201! 18/09/2017 0:00 SOLD		1 0.1594	1	n	0	_		0 1
35-37 STONELEIGH DRIVE	ROLLESTON	SELWYN DI IV	23/09/2014	270000	256245	0.1553	0 28/06/2014 0:00 PURCHASABLE		1 0.1334	0	0	0		1 0	_
J. J. J. Sittle Control of the Contr			_5,55,2017	2,0000	_55275	0.1333	20,00,20170.0010000000		_ 0	5	J	J	5.1555	_	, ±

2 CONTAINER DRIVE	ROLLESTON	SELWYN DI IV	26/09/2017	310000	298255	0.1527	0	N/A
	ROLLESTON	SELWYN DI IV	8/10/2008	445000	570000	0.148	0	N/A
12A CENTRUM LANE	ROLLESTON	SELWYN DI IW	30/07/2015	930000	810000	0.1458	305 2010 - 2019	SOLD
12 CENTRUM LANE	ROLLESTON	SELWYN DI IW	30/07/2015	930000	700000	0.1306	300 2010 - 2019	21/10/2013 0:00 SOLD
105 IPORT DRIVE	ROLLESTON	SELWYN DI IV	26/09/2017	300000	298255	0.1295	0	SOLD
18 RADIUS LOOP	ROLLESTON	SELWYN DI IL	22/08/2011	870000	160000	0.1257	400 2010 - 2019	SOLD
8 FREIGHT DRIVE	ROLLESTON	SELWYN DI IV	25/07/2017	250000	246000	0.12	0	N/A
10 FREIGHT DRIVE	ROLLESTON	SELWYN DI IV	3/08/2017	250000	246000	0.12	0	N/A
827/825 JONES ROAD	ROLLESTON	SELWYN DI IL	25/06/2008	790000	186000	0.12	352 2000 - 2009	SOLD
847 JONES ROAD	ROLLESTON	SELWYN DI IL	1/04/2011	750000	400000	0.1104	360 2000 - 2009	SOLD
849 JONES ROAD	ROLLESTON	SELWYN DI IW	19/09/2007	820000	149175	0.1104	476 2000 - 2009	2/10/2013 0:00 SOLD
	ROLLESTON	SELWYN DI IV		126000		0.1094	0	11/08/2009 0:00 N/A
14 CONTAINER DRIVE	ROLLESTON	SELWYN DI IV	24/12/2017	235000	233860	0.1064	0	N/A
2 CENTRUM LANE	ROLLESTON	SELWYN DI IW	19/12/2012	840000	178850	0.1022	430 2010 - 2019	19/09/2016 0:00 SOLD

336.7169

	1	0	0	0	0	0	0	0.2	1	1
	1	0	0	0	0	0	0	0.1	1	1
	1	0.1458	1	0	0	0	0	0	0	1
	1	0.1306	1	0	0	0	0	0	0	1
	1	0.1295	1	0	0	0	0	0	0	1
	1	0.1257	1	0	0	0	0	0	0	1
	1	0	0	0	0	0	0	0.1	1	1
	1	0	0	0	0	0	0	0.1	1	1
	1	0.12	1	0	0	0	0	0	0	1
	1	0.1104	1	0	0	0	0	0	0	1
	1	0.1104	1	0	0	0	0	0	0	1
	1	0	0	0	0	0	0	0.1	1	1
	1	0	0	0	0	0	0	0.1	1	1
	1	0.1022	1	0	0	0	0	0	0	1
Total		Sold		Developable		Purchasable		N/A		

60.2585

157

**34 80.0254 29 13** 233

220

10 19.05776 Annual Uptake Year

336.72 233 190.5776

# **Available Land**

**Av Size** 

Developable 60.2585 Purchasable 80.0254 49 171 Hoskyns

189.2839 Total